

DRAFT DEVELOPMENT GUIDELINES

– *Former Grove Hall Library* –

In cooperation with neighborhood residents, the Department of Neighborhood Development has established the following development guidelines for the property. The developer must address each of the following considerations, as expressed by the community, in a development concept narrative, construction description narrative, and design documents. Further, the selected developer must agree to work with the community on these and any future issues or concerns that arise during the development process.

- The preference is for a community facility. The facility would offer services that benefit the neighborhood and community residents. Some preferred uses suggested by the community were: job training; after school programs; senior daycare; community organizing; computer labs; health-related instruction; supplemental space for existing food pantries; career counseling; and college prep classes. While some of the social services offered might have income restrictions required by certain funding sources, the preference is for the facility as a whole and the majority of the programs to be available to all residents and community members. A development that includes indoor space available to the community for meetings and events is preferred.
- The proposed uses must have limited noise and traffic impacts, and not adversely affect the quality of life of the immediate abutters. The following uses are **strongly discouraged**: primarily retail or commercial oriented development; liquor store; gun shop; sober house; halfway house; drug-related institution; and fast food restaurant.
- The proposed development must clearly demonstrate that it is providing sufficient on-site parking for employees and/or visitors in order to not overburden street parking used by area residents. The design must not reduce the amount of existing parking. The design should minimize any increase in traffic, particularly as it impacts direct abutters.
- The developer agrees to abide by the Boston Resident Jobs Policy at a minimum, and commits to working with the community to maximize opportunities for construction employment and business opportunities for local residents, people of color, and women on the project. The developer's construction team must consist of at least 51% Boston residents, at least 51% minorities, and at least 15% women.
- The community has long recognized this site as 5 Crawford, yet according to the Assessing Department of the City of Boston, the address is currently 621 Warren Street. Strong preference is for the building to have an official Crawford Street address, not Warren Street. To the extent possible, the developer must have the address of the building officially changed to 5 Crawford Street with all relevant agencies and authorities.